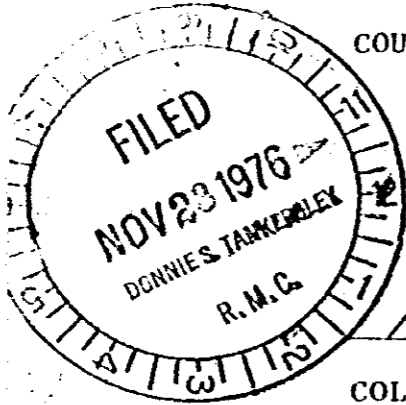


STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

LEASE



THIS AGREEMENT made and entered into this 11th day of

MAY 1976, by and between FRANCIS M. BURRISS OF

COLUMBIA, SOUTH CAROLINA, hereinafter called LESSOR, and LIQUID AIR INC., OF SAN FRANCISCO, CALIFORNIA, hereinafter called LESSEE.

Witnessed:

DEMISED
PREMISES

1. That LESSOR does hereby rent and lease unto LESSEE, property located in the City limits of Greenville, County of Greenville, State of South Carolina, described as follows:

All that certain piece, parcel or lot of land, situate, lying and being at the corner of the intersection of Airport Road and Byrdland Drive, in the City of Greenville, County of Greenville, State of South Carolina, the same being shown on a plat prepared for Walter W. Goldsmith, ET.AL., by W.R. Williams, Jr., dated February 5, 1976, to be recorded, and being bound on the North by a portion of W.W. Goldsmith, ET.AL. property and measuring thereon one hundred fifty (150') feet; on the East by Byrdland Drive and measuring thereon one hundred seventy six (176') feet; on the Southeast by Byrdland Drive and measuring thereon thirty three feet two inches (33'2"); on the South by Airport Road and measuring thereon one hundred twenty six (126') feet; and on the West by W.W. Goldsmith, ET.AL. and measuring thereon two hundred (200') feet.

QUIET
POSSESSION

2. LESSOR covenants and represents: That LESSOR has good right and lawful authority to execute this Lease; that LESSEE, shall, so long as LESSEE is not in default hereunder, peaceably and quietly possess the Demised Premises; that LESSOR shall during the term of this lease, warrant and defend LESSEE against every person claiming or who may claim Demised Premises.

TERM OF
LEASE

3. The term of the Lease shall be Ten (10) years; said term commencing upon the completion date of building construction on the above described lot by LESSOR and acceptance of said building by LESSEE. The preliminary term of this lease shall commence upon the execution date of this lease and terminate upon completion of

